

# The Tanglewood Newsletter

Spring Issue, 2004

Welcome to the third issue of *The Tanglewood Newsletter* and the first issue of 2004. The newsletter is published twice yearly, in the Spring and the Fall, and is intended to keep you informed of what is happening in the neighbourhood.

## Messages from Your Board

The second Annual General Meeting (AGM) of the Tanglewood Condominium Corporation was held on March 25<sup>th</sup>, 2004. Announcements made at the AGM included;

- Phase I infrastructure is complete aside from small repairs to sidewalks, the road and greenspaces.
- Phase II roads are complete aside from the final asphalt layer to be applied sometime this summer.
- The temporary access road to Phase II is, well, temporary, and will be closed once Phase II is 100% sold.
- Hopewell plans to rotate a “speed monitor” amongst its communities to remind residents, guests, and trades to be careful of their speed. (More on this below.)
- The revenues of the Corporation – generated by the \$100 monthly association fee cheerfully paid by residents – remain sufficient to fund current services (snow removal, garbage pickup, greenspace management, new signage as required, etc.) and to build a reserve fund for future capital and maintenance expenditures.
- As required by the by-laws of the Corporation, the Board resigned their positions. All but Lesley Conway of Hopewell Residential Communities let their

names stand for re-election. Resident David Burrell threw his name into the ring and he, along with all former Board members were elected to serve on the Board of Directors until the next AGM.

A number of issues, concerns and questions were raised by residents at the AGM. In particular;

- Concern was expressed about the amount of deadfall along the pathways and in the greenspaces. As these areas will be the responsibility of City of Calgary Parks, the issue will be brought to their attention.
- Last year, a pool of water collected along one of the asphalt pathways. Hopewell indicated that in their judgement the problem would not return but should it do so, they are committed to rectifying the problem.
- A resident noted that many of the by-laws of the Corporation appear to have been written for a high-rise condominium rather than a community like Tanglewood. It seems sensible, then, to amend the by-laws so that they more accurately reflect the true nature of our community. Residents were advised that since changes to the by-laws require the approval of 75% of residents we might be better off to wait until the community is more or less fully sold. It is also more cost-effective (lawyers are involved) to make all changes to the by-laws at one time rather than in dribs and drabs.
- A number of residents commented on the close proximity of homes with similar architectural design. Hopewell indicated that all homes do in fact meet the repetition rules set forth in the architectural guidelines. Any specific questions with respect to this issue

should be directed to Linda Knight at 298-8116.

- Some residents asked about the wooden fence that separates a number of homes on Tusslewood Heights from property to the west of Tanglewood. This fence was constructed at the request of builders as they deemed it necessary to interest buyers in those lots. Owners of those homes (Lots #28 to 35 in Phase I) know that this fence is not encumbered on their property titles. However, as the fence will be maintained by the Condominium Corporation, owners of these properties should discuss any plans they might have for the fence with the Condominium Manager, Doug Davies.
- There was some discussion of the future of the undeveloped land to the west of Tanglewood but at the time of the AGM no firm details were known. (More on this below).

Following the AGM the Board of Directors met on April 26, 2004. The Board reviewed the finances of the Tanglewood Condominium Corporation, reviewed concerns that had been raised by residents at the AGM, and discussed other issues raised by members of the Board. From that meeting, the Board relates to you the following information:

- ◆ Those elected to the Board at the AGM were appointed to positions on the Board. The members of the Board, and their titles, are as follows:
  - Peter Loman (resident), Chair
  - David Burrell (resident), Vice-Chair
  - Linda Knight (Hopewell), Secretary
  - Ron Kneebone (resident), Newsletter
  - Paul Taylor (Hopewell), Treasurer
  - Theresa Rodrigues (resident), Operations
  - Chris Plosz, (Hopewell), member at large
- ◆ Theresa Rodrigues agreed to chair a sub-committee to review the quality of service we are receiving with respect to site maintenance

during both the winter and the summer.

Theresa will be seeking input from residents in the fall. If you are interested in getting involved, please email Theresa at [rodrigueshome@shaw.ca](mailto:rodrigueshome@shaw.ca).

- ◆ Carma, a residential developer, has purchased the land west of Tanglewood. At this point, very little is known about Carma's plans for the area. Carma will be meeting with the Tanglewood Board in the very near future to outline their plans. The Board will then inform residents. Residents of Tanglewood will have the opportunity to provide input into the development plans, both directly and through the Board. At this point, no meeting dates have been established but your Board will keep you apprised of new developments, as it were.
- ◆ Empty juice boxes and other bits of garbage are sometimes being left in the playground area in Phase I. A receptacle will be placed in the playground area with the hope that this will solve the problem.

### Community Concerns & Announcements

- Readers of previous newsletters know that steps have been taken in the past to remind trades and residents of the need to obey speed limits because what use to be mainly a construction site is now a community. Most importantly, children now live and play in our neighbourhood. Unfortunately, a child was recently struck by a car on Tusslewood Heights. Fortunately, the child was not seriously injured but this incident should act as a reminder to everyone of the importance of driving responsibly through our neighbourhood. The Board has approved the installation of playground signs to be put up at either end of the playground area in Phase I. The playground area in Phase II is on a public road and so the City will need to post signs there. They have been asked to do so. If

you notice a prevalence of speeding, please report to Calgary Policy Service (CPS) your concerns. You can register your concern with Ivan Ward of CPS either by phone at 295-7900 or by email at [iward@calgarypolice.ca](mailto:iward@calgarypolice.ca).

- Residents are reminded that street parking is not permitted in Tanglewood. Street parking can inhibit emergency vehicles and is also an eye-sore that we have all agreed we do not want to see. Most important of all, street parking makes it difficult for drivers to see children and as such is an invitation to disaster.
- Residents are also reminded that there are no off-leash areas in Tanglewood. Please keep your dogs, cats, and other wild animals under control at all times and of course, please pick up after your animal (and we're not talking empty juice boxes this time). Responsible pet owners are respectful of their neighbours. Complaints about street parking, loud dogs, roaming cats, and other such nuisances should be directed toward the City of Calgary bylaw enforcement service. They can be reached at 268-2489. Of course, trying to resolve these problems in a neighbourly fashion is the preferred first option.
- You should have received a copy of the Tanglewood Bylaws from your builder. The Bylaws define the rules by which we have all agreed to abide in order that we might all better enjoy living in Tanglewood. Hopefully you read the Bylaws carefully before completing your purchase because as a member of our community you are bound by the conditions of those Bylaws. Please read and abide by the Bylaws. Your neighbours appreciate it.
- With the arrival of spring one's attention naturally turns to ... landscaping, of course. The previous newsletter contained information about landscaping that you might

want to review. On the off-chance you don't keep copies of previous editions of the newsletter, you can contact Doug Davies at Condominium First. You can contact Doug at 299-1806 or via his email address [doug@condominiumfirst.com](mailto:doug@condominiumfirst.com)). If you don't need a hardcopy you can also email me at [kneebone@ucalgary.ca](mailto:kneebone@ucalgary.ca) and I will send you an electronic copy.

- On the subject of landscaping you are reminded that the asphalt pathways, the natural areas on either side of these pathways, Twelve Mile Coulee and the natural areas adjacent the backyards of the homes on the west side of Tusslewood Drive are all the property of the City of Calgary. The maintenance of these natural areas is the responsibility of the City. You should not, therefore, landscape or otherwise alter these areas for if you do the City will demand you return the area to its original condition. Hopewell is contacting the City about clearing away the dead plant material in these areas. If you have concerns about the maintenance of these areas, please contact your Board via Doug Davies and we will press the issue as required.
- I need to stop now because I have run out of different types of bullets to be used to differentiate sections of the newsletter. (You did notice, didn't you?). If there are issues, concerns or topics for discussion you would like to see addressed in the fall issue of the newsletter, feel free to send them along to me, Ron Kneebone, at [kneebone@ucalgary.ca](mailto:kneebone@ucalgary.ca).